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TO HAVE AND TO HOLD the above described land and premises unto himself, the said Gilmore R. Flautt, his heirs and assigns, subject to the following terms, covenants and conditions:

FIRST: That if the said Gertrude A. Missler, her personal representatives or assigns, shall pay the aforesaid promissory note, at maturity, together with the interest thereon, unto the said Gilmore R. Flautt, his Executors, Administrators or assigns, or any renewal of said note, in the event the same is renewed, with all accrued interest thereon, according to the tenor of said note, and shall also perform the covenants, herein, then this mortgage shall be void.

SECOND: That until default be made in the payment of said promissory note, or interest, the Mortgagor shall possess the mortgaged premises as her present estate therein.

THIRD: That the said Mortgagor hereby covenants that she will, during the continuance of this mortgage, keep the buildings on said mortgaged premises fully insured in the minimum sum of Five Thousand Dollars (\$5000.) against loss or damage by fire, and that she will cause the policy or policies of such insurance to be so framed or endorsed in such manner, as shall cause the proceeds thereof, to inure to the benefit of the Mortgagee, or his assigns, to the extent of his lien or claim under this mortgage, in the event of loss or damage by fire.

FOURTH: That if the said Mortgagor fails to pay the premiums on said insurance policies, as well as all taxes and public charges levied against said property, and the Mortgagee pays the same, the amount so paid by said Mortgagee shall become a part of the indebtedness, intended to be secured hereby, and constitute a lien hereunder, as fully and to the same extent as if included in the first instance.

FIFTH: That if default shall be made in the payment of said promissory note aforesaid, or any renewal thereof, or the interest on said note or any renewal thereof, or if default be made in the payment of the insurance premiums or taxes aforesaid, or in any of the covenants contained in this mortgage, then in either of said events, it shall be lawful for the said